



LAND USE CONSULTANTS
Design · Planning · Management
3605 Colby Ave – Everett, WA 98201
(Office) 425-258-4438 (Fax) 425-258-1616

November 5, 2019

Re: **Wyndham Highlands Division 2** ~ Project Narrative

Project Design Team

Jen Haugen ~ *Land Resolutions* (425) 258-4438 jen@orcalsi.com
Joanne M. Swanson ~ *ORCA Land Surveying* (425) 259-3400 joanne@orcalsi.com
Joe Smeby ~ *OMEGA Engineering* (425) 903-4852 joe@omega-eng.com
Carston Curd ~ *Nelson Geotechnical* (425) 486-1669 carstonc@nelsongeotech.com
A.J. Bredberg ~ *B&A, Inc.* (253) 858-2543 ajb@wa.net
Edward Koltonowski ~ *Gibson Traffic* (425) 339-8266 edwardk@gibsontraffic.com

Project Contact

Jen Haugen ~ Land Resolutions (425) 258-4438 jen@orcalsi.com

All of the information within this narrative will also be found on the preliminary short plat map Sheet 1 of 1 and other reports or maps in the application presented to the city for review and approval.

The current owner of this property is Valerie Peck. On behalf of our client, Land Resources Northwest, LLC, whose mailing address is 19711 88th Ave NE, Bothell, WA 98011, we would like to submit the following project narrative.

The project consists of the following tax parcel number: 28083200102400.

The site address for the existing parcel is 31831 135th Street SE, in Sultan.

This properties within this application contain 211,398 square feet or 4.85 acres.

The current zoning of the property is moderate density residential.

Wyndham Highlands 2 is being proposed as a 30-lot subdivision using the City of Sultan's Development Codes.

The project will be developed in one phase.

Surrounding the site to the north is pending plat Wyndham Highlands, east is 314th Drive SE and pending plat of Daisy Meadows, south is pending plat of Wyndham Highlands 3 and to the west is single family residential.

Access shall be taken from 314th Drive SE and 131st Place SE.

All drainage will be infiltrated.

There are no wetlands on-site. The City has walked the site with our wetland biologist in recent months and agree.

It is the intent of the developer to remove the existing trees, if any. All other trees shall be preserved and protected, except for any tree that is determined to be dead, diseased or hazardous.

This development shall have housing styles that comply with City of Sultan's codes.

Thank you in advance for reviewing this project with us and we look forward to working with you to complete this application and project. If you have any questions or comments concerning this application or project feel free to contact me at (425) 258-4438 or jen@orcalsi.com.

Sincerely,



Jen Haugen
Land Resolutions
2018-074